

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 7, 2014 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Everett, Brady
Alternates Present: Levenson, Brewer
Absent: Kimenker, Somers
Staff: Vandembosch, Galetta

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Levenson for Kimenker and Brewer for Somers.

MOTION: To waive the reading of the hearing procedure.

Motion made by Everett seconded by Brewer, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 14-44 – 31 Steamboat Wharf; Steamboat Wharf Condominium Association, owner/applicant; Deck supports. PIN #261918401742 0018 – Continued

Marshall Yudin, President of Steamboat Wharf Condominium Association, presented to the Commission regarding the addition of bracing to an exterior deck at 31 Steamboat Wharf. An engineered design plan showing the aircraft cable support and the wooden pile support was reviewed with the Commission. Photographs of the deck, which faces the parking lot, were also submitted.

The following exhibits were presented:

- Photographs
- Engineer drawings

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:10 p.m.

HDC 14-46 – 42 Clift Street; Kristin Vaughn-Glasfeld, owner/applicant; Modify COA #1934. PIN #261918329126

The applicant was not available for the public hearing and was granted a continuance.

HDC 14-47 – 5 Grove Avenue; Joy Shore, owner/applicant; Demolish dwelling. PIN #261914420648

Architect Peter Springsteel and Joy Shore, owner of 5 Grove Avenue presented to the Commission. The proposal is to demolish the existing dwelling and attached garage on the subject property. The house is in such an unfinished state currently that it would require more than 50% of the appraised value to restore it to a habitable dwelling. It also sits in Flood Zone AE, Elevation 11. In order to meet State of Connecticut building code and FEMA regulations the house would need to be raised 4 to 5 feet.

Additionally, it would be next to impossible to restore the structural components of the house to meet the 110 MPH Wind Zone requirement. Springsteel submitted an opinion letter for the record indicating the house would need to be demolished in order to provide a code compliant structure. Engineer Scott Erricson performed a site visit and provided a statement of his professional opinion contending the structures should be demolished in order to allow for new code-conforming construction. A written statement was likewise submitted for the record.

The following exhibits were presented:

- Plot plan
- Photographs
- Architect letter
- FEMA Flood Map
- Engineer report

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:23 p.m.

The public hearing portion of the meeting was closed at 7:24 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-44 – 31 Steamboat Wharf

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1963

HDC 14-47 – 5 Grove Avenue

The Commission felt there was ample supporting evidence submitted at the hearing to warrant the demolition. In addition to which, there have been many inappropriate additions over the years.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1964

III. PRE-APPLICATION HEARINGS

Jayne Koistinen and Bonnie Pagel who are Co-owners a hair salon in Noank appeared before the Commission regarding 3 Water Street, owned by Bank Square Realty LTD. They are relocating the salon to the rear building at this location and are looking for preliminary approval of signage and a change to the front entrance. The signage proposal is for a hanging sign on an existing post at the front of the property and signs at the back for designated parking. They are also seeking permission to construct a 40” x 36” platform over the existing steps to make the entry safer. The Commission suggested something other than pressure treated wood that would be sympathetic to the existing building.

Brian Kent and Lisa Lathrop, of Kent & Frost Landscape Architects, presented to the Commission for Richard and Natalie Mully owners of 2 Star Street. The area under discussion is the space between the house and garage. The homeowners are installing a swimming pool with a surround fence and incorporated pergola. Additionally, they are proposing the renovation of an existing boat house structure into a small pool house. The structure is not visible from the street but is slightly visible from water. They are planning to connect the house to the boat house with a picket fence. The pergola will be free standing. The proposed modification to the boat house is on the east facing façade. French doors will be added, which will open onto a deck running length of building.

Bill O'Donnell, owner of 8 Latham Street, and Architect Peter Springsteel presented to the Commission to propose a real brick fireplace on the exterior of the house. The original chimney no longer exists because a geothermal heating system has been added. The fireplace will be located on the addition portion of the house. A dimension drawing of the chimney and a sample of the brick were requested for the public hearing.

Rusty Sergeant appeared before the Commission to discuss 15 Water Street which is owned by Mystic Art Association Inc. Since the Emporium name can no longer be used they will replace the front wall sign and a matching sign on the south side. Cast bronze letters or a plaque will be added next to the front door. Additional signage will be placed to clearly mark the handicap entrance and for the wine cellar in the basement level. The signs will be wooden. In the front a railing will be repaired and replaced with a railing system to match the existing as closely as possible. A new solid wood door will also be added to the basement level. Additionally, a dry-laid stone retaining wall will end at a 4' board fence that will enclose a propane tank. A privacy fence is proposed at the boundary of the property, between the Emporium and the back of Oyster Club, to obscure paraphernalia that overflows from the neighboring restaurant. Todd Brady recused himself from this application because he is a board member of Mystic Art Association.

Ann Bergendahl, a board member of Noank Community Support Services, appeared before the Commission regarding 193 High Street where the organization runs a group home. The director and members of the organization are concerned about vertical, granite pillars at the end of a narrow driveway. The pillars have been hit a number of times and the organization is considering removing them entirely or widening the driveway.

Chairperson Moriarty sat Brady as Chair and left the meeting at 8:21 p.m.

IV. PUBLIC COMMUNICATIONS

Staff noted a handout regarding a Parking/Street Banner Program that the Downtown Mystic Merchants would like to develop. Commissioner Brady briefed the Commission as to the status of the program and believes that the Town Council is looking to the Commission for an advisory opinion. The Commission requested staff to e-mail the packet to them for review.

V. APPROVAL OF THE MINUTES OF September 16, 2014

MOTION: To approve the minutes of September 16, 2014.

Motion made by Everett, seconded by Levenson, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:31 p.m. made by Everett, seconded by Brewer, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II